

**ORIGINAL**

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| Attorney or Party Name, Address, Telephone and Fax Number, and CA State Bar Number   |  | FOR COURT USE ONLY   |
| William M. Burd - Bar No. 90801<br>Karen Sue Naylor - Bar No. 144273<br><b>BURD &amp; NAYLOR</b><br>200 W. Santa Ana Blvd., Suite 400<br>Santa Ana, CA 92701<br>(714) 708-3900 (telephone)<br>(714) 708-3949 (facsimile) |  | <div style="border: 1px solid black; padding: 5px; text-align: center;">FILED<br/><br/>JUL - 2 2004<br/><br/><small>CLERK U.S. BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA<br/>BY [Signature] Deputy Clerk</small></div> |
| Attorney for Chapter 7 Trustee, Arturo Cisneros  |  |  |
| <b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA</b>   |  | CASE NO.: RS 03-27070 PC   |
| In re:<br><b>MIGUEL CHAVEZ,</b><br><br><div style="text-align: right;">Debtor.</div>   |  |  |

**NOTICE OF SALE OF ESTATE PROPERTY**

|  |                        |
|--|------------------------|
| <b>Sale Date: July 26, 2004</b>  | <b>Time: 9:00 a.m.</b> |
| <b>Location: 3420 Twelfth Street, Courtroom 303, Riverside, California 92501</b> |                        |

Type of Sale: ☒ Public    ☐ Private    Last date to file objections: July 12, 2004

Description of Property to be Sold: Real property located at 13361 Barker Lane, Corona, California 92879

Terms and Conditions of Sale: Sale is "as is, where is" without any warranties or representations. Any bidder must deposit \$14,500.00 with the Trustee on or before July 22, 2004 at 4:00 p.m. All bids must be cash, non-contingent, and on the same terms and conditions, other than price, as the original offer. The successful bidder shall reimburse the original bidder up to \$500.00 in costs for which proof of expenditures must be submitted. The deposit of the successful bidder is non-refundable unless escrow fails to close due only to the fault of the Trustee.

Proposed Sale Price: \$290,000.00

Overbid Procedure (If Any): Initial overbid of \$5,000.00, subsequent overbids in \$1,000.00 increments.  
If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or email address):

|                                     |                           |
|-------------------------------------|---------------------------|
| <u>Clarence Yoshikane</u>           |                           |
| <u>Prudential California Realty</u> |                           |
| <u>2405 McCabe Way</u>              |                           |
| <u>Irvine, CA 92614</u>             |                           |
| <u>(949) 794-5724</u>               | <u>Fax (949) 553-9799</u> |

Date: July 1, 2004